



CHALLAN
MTR Form Number-6



N	MH00157825320223U	BARCODE			Date	07/05/2022-17:00:14	Form ID	36A	
Department	Inspector General Of Registration				Payer Details				
Mode of Payment	Stamp Duty	TAX ID / TAN (If Any)							
	Registration Fee	PAN No.(If Applicable)			ACY/PJ0866H				
Registrant Name	HVL7_HAVELI 7 JOINT SUB REGISTRAR			Full Name	Mrs Jagtap Indumati Suresh				
Location	PUNE	Flat/Block No.	GROUND, FIRST AND SECOND, SR.NO - 37						
Account Head Details	2022-2023 One Time	Premises/Building	SASANE COLONY, PAWAR WASTI, Keshav Nagar						
	Stamp Duty	Amount In Rs.	Road/Street	Mundhwa, Pune					
	3665.00	Area/Locality	Mundhwa, Pune						
	0063301 Registration Fee	1,300.00	Town/City/District						
			PIN	411036					
		Remarks (If Any)	SecondPartyName=Sarathi Shikshan Prasarak Mandals Dnyandeep English Medium School-CA=24-Marketval=60000						
		Amount In	Four Thousand Six Hundred Sixty Five Rupees Only						
		Words	4665.00						
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	00040572022050794114		CPABQJHTE8			
		Bank Date	RBI Date	07/05/2022-17:24:01		Not Verified with RBI			
Name of Bank		Bank/Branch		STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Document ID :
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सलन केवल दुरास नलषक कारालयाल नोदणी करावावया दस्ताखती लागू आहे. नोदणी न करावावया दस्ताखती खदर चलन लागू

Mobile No. : 9923500461

1/9299/2022	Registration No.:39M	10:12 AM
Receipt		
Village Name: Mundhava	Receipt No.:9946	Date: 12/05/2022
Document No.: HVL 1/9299/2022		
Document Type :Leave and Licenses(36 A)		
Presenter Name: Mrs Jagtap Indumati Suresh		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presenter and Kalkhate Ankush Namdeo is received for registration.		
S.R. Haveli 1		
Stamp duty of Rs. 3665.00/- is paid by GRN MH001578253202223U on 07/05/2022		
Registration fee of Rs. 1000/- is paid by GRN MH001578253202223U on 07/05/2022		

For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.



12/05/2022

Index -2

SroName : S.R. Haveli 1
Doc No. : 9299/2022
Regn:63m

Village Name : Mundhava

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.130000/-
(3) Licence Fee	Rs.60000/-
(4) Property Description	Corporation: Pune, Other details: Land+Building/Shed No:SR.NO - 37, Floor No:GROUND, FIRST AND SECOND, Building Name:-, Block Sector:KESHAV NAGAR, MUNDHWA, PUNE : 411036, Road:SASANE COLONY, PAWAR WASTI, City:Mundhava, District:Pune, HISSA NUMBER : 1, 2 AND 3, MILKAT NUMBER : 2 / 0677, Leave and License Months:24
(5) Area	3100 Square Feet
(6) Assessment or Judi	
(6) Licensor Name and Address	Name: Mrs Jagtap Indurnai Suresh Age: 64 Address: Flat No:SR.No. 2071, Building Name:Shree Sugandh, Block Sector:Vrundavan Society, Road:Near Mundhva Bridge, City:Kharadi, District:Pune, State:Maharashtra, Pin:411014 PAN: ACYPJ0866H
(8) Licensee Name and Address	Trust: Sarathi Shikshan Prasarak Mandals Dryandeep English Medium School Address: Block Sector:Keshav Nagar, Road:Sasane Colony, City:Mundhwa, District:Pune, State:Maharashtra, Pin:411036 PAN: AAAT54520R through their Authorized Person <u>Kalkhaire Ankush Nanddeo</u> Age: 62; Address: Building Name:Omkar Sanskruti Lokseva, Block Sector:Hadapsar, Road:Hanuman Temple Lane, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028 PAN: ABKPK8731D
(9) Date of Execution	07/05/2022
(10) Date of Registration	12/05/2022
(11) Registration Number/Year	9299/2022
(12) Stamp Duty	Rs.3665.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	



S.R. Haveli 1



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Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3665.00/-	MH001578253202223U	07/05/2022
Registration Fee	Rs. 1000/-	MH001578253202223U	07/05/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 07/05/2022 at Kharadi

Between,

1) **Name:** Mrs Jagtap Indumati Suresh, Age : About 64 Years, Occupation : Housewife, PAN : ACYPJ0866H Residing at: Flat No:SR.No. 20/1, Building Name:Shree Sugandh, Block Sector:Vrundavan Society, Road:Near Mundhva Bridge, Kharadi, Pune, Maharashtra, 411014

HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Sarathi Shikshan Prasarak Mandals Dnyandeep English Medium School**(Trust) Residing at: Block Sector:Keshav Nagar, Road:Sasane Colony, Mundhwa, Pune, Maharashtra, 411036 through Authorized Person Mr. Kalkhaire Ankush Namdeo, Age : About 62 Years, Occupation : Service, PAN: ABKPK8731D Residing at: Building Name:Omkar Sanskruti Lokseva, Block Sector:Hadapsar, Road:Hanuman Temple Lane, Hadapsar, Pune, Maharashtra, 411028

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Non-Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 24 Months commencing from 01/06/2022 and ending on 31/05/2024, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his/her/their aforesaid Non-Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



1) **Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 24 Months commencing from 01/06/2022 and ending on 31/05/2024

2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 60000(Sixty Thousand Only) per month towards the compensation and Rs. 130000(One Lakh Thirty Thousand Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) **Payment of Deposit:** That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 130000/-(One Lakh Thirty Thousand Only)

4) **Maintenance Charges:** That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

5) **Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

6) **Use:** That the Licensed premises shall only be used by the Licensee for Non-Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .

7) **Alteration:** That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.

8) **No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.

9) **Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.



10) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.

11) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/their articles from the said premises on expiry or sooner determination of this Agreement ,the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

2) Registration: This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally .









SCHEDULE I

(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. SR.NO - 37, Built-up :3100 Square Feet, situated on the GROUND, FIRST AND SECOND Floor of a Building known as '-' standing on the plot of land bearing HISSA NUMBER :1, 2 AND 3 & MILKAT NUMBER :2 / 0677, Road: SASANE COLONY, PAWAR WASTI, Location: KESHAV NAGAR, MUNDHWA, PUNE : 411036, of Village:Mundhava, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.







Name & Address	Photo	Thumb Image	Digitally signed
Licensors Mrs Jagtap Indumati Suresh Address: Flat No: SR.No. 20/1, Building Name: Shree Sugandh, Block Sector: Vrundavan Society, Road: Near Mundhwa Bridge, Kharadi, Pune, Maharashtra, 411014			Not Available
Licensee Sarathi Shikshan Prasarak Mandals Dnyandeep English Medium School (Trust) through his Authorized Person Mr. Kalkhaire Ankush Namdeo Address: Building Name: Omkar Sanskruti Lokseva, Block Sector: Hadapsar, Road: Hanuman Temple Lane, Hadapsar, Pune, Maharashtra, 411028			Not Available
Witness of execution of all executants Gaikwad Deepali Address: Block Sector: Sr No 43 pathare Thube Vagar, Road: Pune Nagar Road, Kharadi, Pune, Maharashtra, 411014			Not Required
Witness of execution of all executants Agnihotri Poornima Address: Block Sector: Sr No 5 Keshav Nagar, Road: Grampanchayat office Road, Mundhwa, Pune, Maharashtra, 411036			Not Required

Admission Of Execution / Identification




The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainted to the said parties. They have given their consent to, Department of Stamp and Registration, Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



LEAVE AND LICENSE AGREEMENT

Type of Party, Name & UID	Date & Time of Admission	Date, Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)
Licensor Mrs Jagtap Indumati Suresh	07/05/2022 11:33:28 AM	07/05/2022 11:33:51 AM	Indumati Suresh Jagtap, Female, XXXX XXXX 6952 
Licencee Sarathi Shikshan Prasarak Mandals Dnyandeep English Medium School through Authorized Person. Kalkhaire Ankush Namdeo	07/05/2022 11:34:06 AM	07/05/2022 11:34:29 AM	Ankush Namdev Kalkhaire, Male, XXXX XXXX 2853 
Identifier for all Executants Gaikwad Deepali	07/05/2022 05:04:02 PM	07/05/2022 05:04:16 PM	Deepali Shashank Gaikwad, Female, XXXX XXXX 4527 
Identifier for all Executants Agnihotri Poornima	07/05/2022 11:51:35 AM	07/05/2022 11:51:53 AM	Poornima Dattatray Agnihotri, Female, XXXX XXXX 1485 



Type of Party, Name & UID	Date & Time of Admission	Date, Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)	
licensor Mrs Jagtap Indumati Suresh	07/05/2022 11:33:28 AM	07/05/2022 11:33:51 AM	Indumati Suresh Jagtap, Female, XXXX XXXX 6952	
licencee Arathi Shikshan Sarasak Sindais Anandeep English Medium School through Authorized Person. Kalkhaire Ankush Sandeep	07/05/2022 11:34:06 AM	07/05/2022 11:34:29 AM	Ankush Namdev Kalkhaire, Male, XXXX XXXX 2853	
Identifier for all Executants Gaikwad Deepali	07/05/2022 05:04:02 PM	07/05/2022 05:04:16 PM	Deepali Shashank Gaikwad, Female, XXXX XXXX 4527	
Identifier for all Executants Agnihotri Poornima	07/05/2022 11:51:35 AM	07/05/2022 11:51:53 AM	Poornima Dattatray Agnihotri, Female, XXXX XXXX 1485	